

Table 2: FARs by Jurisdiction - Detailed

All jurisdictions are in California unless otherwise noted.

Jurisdiction	Maximum FAR	Additional Information
Albany	.55	
Aspen, CO	.8 2,400 sq. ft. floor area + .25 of lot 3150 + .05 3300 + .04 3540 + .03 4590 + .02	2400 sq. ft. max. floor area 3150 max 3300 max 3540 max 4590 max 5000 max
Belmont	.533 .529 .525 .521 .516 .512 .506 .499 .493 .486 .480 .471 .463 .454 .446 .437 .429 .420 .412 .403 .395 .385 .374 .364 .354 .344 .334 .324 .314 .303 .293 .288 .283 .277 .272 .267	0 - 10% slope 11% 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 and up

Jurisdiction	Maximum FAR	Additional Information
Beverly Hills	1500 sq. ft. floor area + 40% lot size .2 All other lots: 40% of level pad area + 10% of sloped area 37% area of level pad + 10% of sloped area 34% of level + 10% of sloped 31% of level + 10% of slope	Non-sloping part of city If no level pad or level pad is less than 750 sq. ft. and slope is more than 20% Other areas: Lot = less than 15,000 sq. ft. 15,001 – 25,000 sq. ft. 25,001 – 30,000 sq. ft. 30,000+ sq. ft.
Carpinteria	.4	Single family areas only
Claremont	1500 sq. ft. floor area + 25% of lot area	
Cupertino	.45 .35	One-story homes Trigger for design review of two-story homes
Del Mar	.125 to .3	Varies by zone
Escondido	.3 to .5	Varies by zone
Goleta	1600 sq. ft. floor area 1600 + .3 x (s.f. >5k) 1900 + .28 x (s.f. >6k) 2180 + .25 x (s.f. > 7k) 2430 + .22 x (s.f. >8k) 2650 + .18 x (s.f. >9k) 2830 + .14 x (s.f. >10k) 3110 + .1 x (s.f. >12k) 3410 + .05 x (s.f. >15k) 3660 + .03 x (s.f. >20k)	Lot = less than 5,000 sq. ft. 5,000 to 5,999 sq. ft. (multiplier applies to part over 5,000 sq. ft.) 6000 to 6999 sq. ft. (multiplier applies to part over 6000 sq. ft.) 7000 to 7999 sq. ft. (etc.) 8000 to 8999 sq. ft. 9000 to 9999 10000 – 11999 12000 – 14999 15000 – 19999 20000+
Hillsborough	.25 + .15 of net lot over 1 acre	1 acre = 43,560 sq. ft.
La Canada Flintridge	.36 3600 + .23 4750 + .2	Less than 10,001 sq. ft. lot 10,001 – 15,000 sq. ft. Greater than 15,000 sq. ft.
Lomita	.6	Includes accessory buildings

Jurisdiction	Maximum FAR	Additional Information
Los Altos	.35 .335 .32 .305 .29 .275 .265 .255 .245 .235 .225 .22 .215 .21 .205 .2 .1975 .195 .1925 .16 .1875 .185 6000 max. sq. ft. floor area	Lot = less than 11000 sq. ft. 11,001 – 12000 12001 – 13000 13001 – 14000 14001 – 15000 15001 – 16000 16001 – 17000 17001 – 18000 18001 – 19000 19001 – 20000 20001 – 21000 21001 – 22000 22001 – 23000 23001 – 24000 24001 – 25000 25001 – 26000 26001 – 27000 27001 – 28000 28001 – 29000 29001 – 30000 30001 – 31000 31001 – 32000 Greater than 32000 sq. ft. lot
Los Gatos	.35 to .403 Determined by equation: $.4 - (((\text{net lot area in thousands of sq. ft.} - 2) / 3) * .05)$.15 to .35 $.35 - (((\text{net lot area} - 5) / 25) * .2)$.03 to .0972 $.1 - (((\text{net lot area} - 5) / 25) * .07)$ No FAR limitations	400 to 4999 sq. ft. 5000 to 30000 sq. ft., excluding garages Garages for lots 5000 to 30000 sq. ft. Lot size = greater than 30,000 sq. ft.
Malibu	.177	
Millbrae	.55	
Mill Valley	.35 .1 + 2000 sq. ft. .05 + 3000	Lot = less than 8000 sq. ft. 8000 to 20000 Greater than 20000

Jurisdiction	Maximum FAR	Additional Information
Montecito	<p>Recommended max. floor areas (in sq. ft.):</p> <p>$1800 + (2500 * L)$, where L is parcel area in acres</p> <p>4300 5150 6000 6850 7700 8550 9400 9725 10050 10375 10700</p>	<p>Less than 1 acre lot</p> <p>1 acre 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6</p>
Monterey Park	<p>.5 Greater of .4 or 3000 sq. ft. Greater of .35 or 4000 sq. ft.</p>	<p>Less than 6000 sq. ft. net lot 6000 – 10000 10001+</p>
Moraga	<p>Ranging from: .35 .2</p>	<p>Ranging from: 5000 sq. ft. lot 20000 sq. ft. lot</p>
Newton, MA	.2 to .4	Based on minimum lot size in zone districts
Pacific Grove	.19 ranging to .509	4500 sq. ft. lot ranging to 78000 sq. ft.
Palo Alto	.45 for first 5000 sq. ft. floor and .3 for floor area above 5000	Varies by zone
Pasadena	<p>1000 + .3 500 + .3</p>	<p>Less than $\frac{3}{4}$ acre Greater than $\frac{3}{4}$ acre</p>
Pismo Beach	.65	Low density
Redondo Beach	.65	Allows up to .8 with inclusion of good design features
Rohnert Park	.4	
San Dimas	.7	
San Jose	.45 .65	<p>Triggers planning dept. review Triggers public hearing</p>
San Mateo	.4 to .7	Based on zone
Saratoga	<p>Requires planning commission approval</p> <p>2400 + .16 3200 + .17 4050 + .78 6000 + .02 6800 + .01 8000 sq. ft. max</p>	<p>Less than 5000 sq. ft. lot</p> <p>5001 – 10000 10001 – 15000 15001 – 40000 40001 – 80000 80001 – 200000 Greater than 200000</p>
Schaumburg, IL	.2 or .35	Depends on zone
Scotts Valley	1	

Jurisdiction	Maximum FAR	Additional Information
Summerland	.5 .38 .36 .34 .32 .30 .28 .27 .26	Less than 2500 sq. ft. lot 2501 – 3600 3601 – 4700 4701 – 5800 5801 – 6900 6901 – 8100 8101 – 9400 9401 – 10800 10801 – 12000 Up to 500 sq. ft. per dwelling unit may be allowed for a two-car garage. For lots above 12000 sq. ft., a 3-car garage may be up to 750 sq. ft. Larger garages' excess square footage will be counted toward the net floor area of the dwelling
Sunnyvale	.45	